

NEW YORK, SUNDAY, AUGUST 11, 1918.—Copyright, 1918, by the Sun Printing and Publishing Association.

STUDIOS REPLACING BOARDING HOUSES IN LIFE OF CITY

War Has Brought End to Century Old Institution— Alteration of Dwellings Into Small Suites Attracting High Class Boarding Place Patrons

The war has played havoc with customs and institutions as nothing else could. What, for instance, but the world war, with its tremendous revolutionary effect, could have weakened to the point of obsolescence the century old institution of the boarding house? Every one who has read history, whether of America, England, Russia or any other country, must have across the world, or its counterpart—the inn and the roadside many times. In the fiction of the world, for centuries and centuries, the boarding house has been the stage of many fanciful tales of love and war, intrigue and honor.

The semi-public living place was introduced to America almost with the first settlers, and it has attached itself firmly to American life, as may be judged by the fact that the boarding house has been lifted to a higher level and attained greater popularity in this country than anywhere else. Boarding houses will be found in the country as well as in the city.

In New York the days of the boarding house of the better grade seem to be numbered. Unmistakable signs have pointed to their near obliteration for several years. Any doubt of the end of the high class boarding house in New York has been dispelled by the revolutionary changes which the great war has brought in the life of nearly every one in the city. The high class boarding house of the future will be known as a studio apartment, the change being not merely in name but in other respects.

The name has a much more pleasing sound, which is sufficient reason in itself for the spread of the popularity of the studio apartment house. The economy of living and greater opportunity for ideal home conditions and surroundings as additional attractions there can be no doubt that the studio apartment house will increase in popularity with single men and women and couples, while the boarding house will decline in favor. In fact such is the case at this moment. The war has brought folk to face to face with conditions which otherwise would never have been confronted. The war has struck hard not only at the ethical side of the boarding house but the material side as well, which, perhaps, is the feature which looms largest in the comparison between the old and the new.

The high class boarding house clientele, the lawyer, the doctor, school teacher, business man and high salaried clerk, who preferred the semi-public living place to the hotel because it was more like home, are now deserting to the studio apartments, which are springing up in the best residential sections of the city like mushrooms in a fertile meadow. They will continue to multiply until the Government has seen fit to release buildings and building material that the construction of small apartments may be resumed. Even then it is a question in the minds of real estate men if the alteration of private dwellings into studio apartments will not continue, since the

innovation has proved an advantage to the tenant, the owner and the city. In other words it is an all around advantage. The room to the tenant is a larger and a better home and for less money than he or she paid in the boarding house; the owner or the person who controls the house gets a larger income from the property than when used as a private residence, the hope of a single family; and the city gains through larger taxes from the property, its value having been increased by the improvement.

The changing of dwellings into flats will greatly increase the housing facilities of New York, which are below the demand, and the studio will have the tendency of improving the standard of home life. Hundreds of private dwellings have been altered into studios in the last few years.

The studio apartment first blossomed out in the Washington Square and Greenwich Village district and was the direct result of the bohemian life which had centered in that corner of the city. The small flat was designed to meet the wants of a single person of limited means but with refined taste. The small flats were tried in the Gramercy Park section and with success and now they are being introduced to the best sections east and west of Central Park, with the West Side the leader in the recent wave of studio apartment development which has been encouraged by the unusual housing conditions the war has brought to this city.

The departure from boarding house life has been one of easy stage, which had its inception several years ago, when builders recognized for the first time that there were a great number of desirable people in this city who could neither use nor support the type of apartment house which they had been building. These folks as a consequence were forced to live in hotels or in the better class of boarding houses while awaiting the awakening of the building interests to their needs. The construction of apartments of one, two, three and four rooms was an instant success. It astonished builders who looked at the innovation of small suites as an experiment which would prove costly to the builder. The production of small suites, it will be remembered, was the feature of building operations for at least two years previous to the country's entrance into the war. High rentals were easily obtained. Even though small apartment rentals were high they permitted a big saving to the small family accustomed to a large apartment. The saving extended beyond the rental.

The price builders asked for small suites was too high for a lot of folks who wanted to get out of hotels and boarding houses. It was not, however, until the war stopped building, and builders as an alternative turned to the making over of dwellings into apartments, that these people got their chance to get out of boarding houses and hotels. It was the unexpected death blow of the high class boarding house.

Accommodation was to be had in the

altered house for much less than in the small flat in the specially constructed house, and for a little more than was paid for a room in a boarding house. So the drift from the Old World institution to the New World development, which, slow at first, has developed into a considerable movement.

To better judge the popularity of the movement take a trip through the Seventies on the West Side, particularly between West End Avenue and Central Park West, and note the alterations which have been made and those under way in these blocks. They are the developments of the last few months, and it is estimated that at least twelve fine dwellings have been claimed for apartment suites of one and two rooms with bath. The former home of Henry P. Davidson, of J. P. Morgan & Co., at 12 West Fifty-first street, was taken over recently by a builder who will alter the five stories into apartments for small families or single men and women in answer to the needs for such homes.

J. B. Wertheim, who has occupied the dwelling at 55 East Sixty-sixth street for the last forty years, has decided to make it over into a studio apartment house. At the southeast corner of Madison Avenue and Seventy-sixth street, the Goulden estate had several dwellings which were not as productive as they should be according to the valuation which had been placed on the houses by the Tax Department. They decided that something would have to be done to increase the income from the property. The houses were altered into small apartments, all the buildings being connected with the entrance through an attractive little court on Seventy-sixth street. Stores were placed on the sixth level. The report is that the suites have proved very popular and are rented for as much as \$400 a room, each suite containing two rooms.

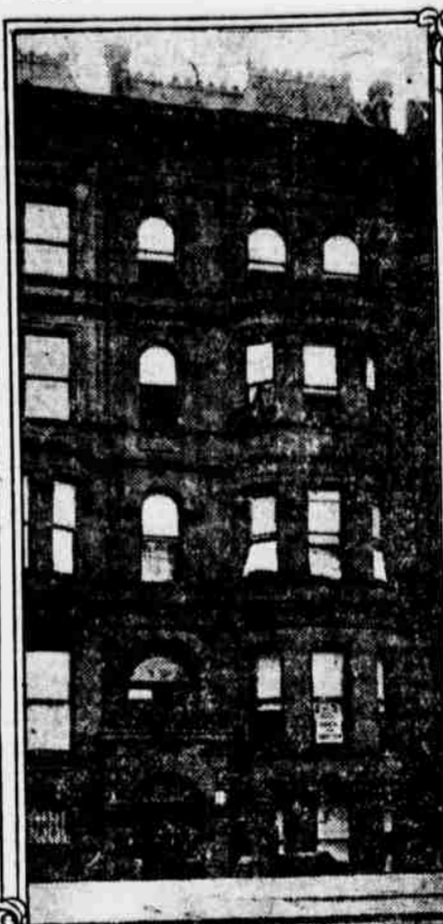
Study of the films made each day at the Building Department will show that many well known dwellings in conservative sections are being changed into homes for several families rather than into flats for single folks or couples without children. It will be found that altered apartments in good East Side sections cost more to rent than the same accommodations on the West Side. The difference is as much as 40 per cent, according to the real estate expert. This of course explains the greater extent of the movement west of Central Park than east of the park.

Upper West Side dwellings which have been taken for alteration into small suites include 14 West Seventy-second street, 35 West Seventy-second street, 45 West Seventy-second street, 63 West Seventy-second street, 121 West Eighty-sixth street, 330 West Eighty-sixth street, 305 West Eighty-sixth street and 333 West End Avenue. These houses are being altered into suites of two and three rooms with kitchenette and bath, renting for \$45 to \$125 a month. A single room in a first class boarding house costs from \$49 to \$50 a month. It is the plan with single men for one or two to take an apartment of two rooms, which brings down their rental fully 50 per cent, besides giving them an opportunity to enjoy home life. The kitchenette ar-

Popularity of Studios Indicated by Number of Fine Dwellings Which Have Been Altered Into Flats



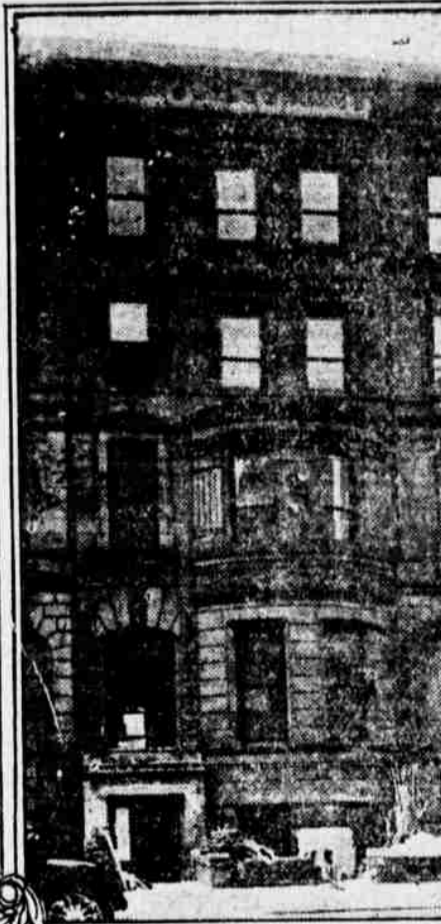
333 WEST END AVENUE.



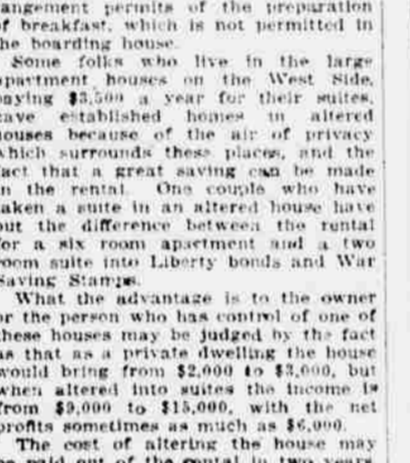
14 WEST 72ND STREET



240-242 WEST 72ND STREET



48 WEST 72ND STREET



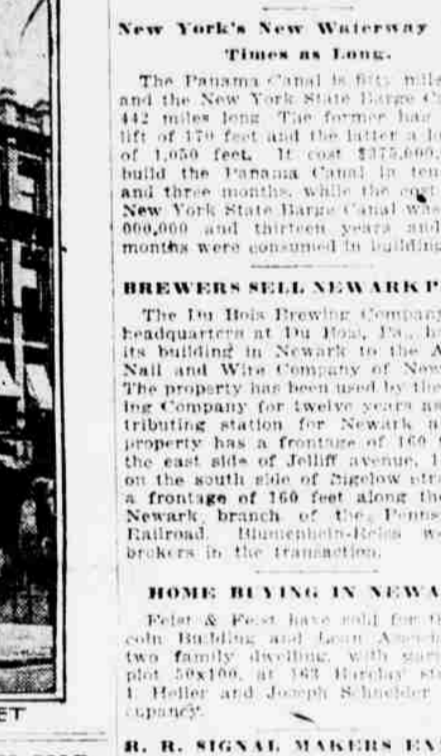
38 WEST 72ND STREET



63 WEST 70TH STREET



121 WEST 86TH STREET



142 WEST 72ND STREET

ALTER YOUR DWELLING

INTO STUDIO, APARTMENTS

Your Income Will Be Doubled

We recently altered and leased seven (7) houses on the West Side.

Results Count

Let us show you how

156 BROADWAY, NEW YORK CITY
Telephone 5180 Certlandt

270 PARK AVE

Group of Housekeeping Apartments
47th to 48th Streets—Park to Madison Avenues
With Ritz-Carlton Restaurant
14 to 17 ROOMS 5 to 6 BATHS
\$8,400 to \$14,000
Under the Management of
Douglas L. Elliman & Co.
Specialists in Residential Properties
At 48th Street 414 MADISON AVE. Murray Hill 5400

The Langham

73d St.—Central Park West—74th St.
Offers a few desirable
Suites of 9 and 10 Rooms
Also a 3 Room Doctor's Suite.
Representative on Premises, or
L. J. Phillips & Co., Agents,
148 West 72d St. Telephone Columbia 2750

APARTMENT DIRECTORY

Name and Address.	No. Rooms	Rent.	Description.	Agent.
THE REGINA 82 WEST 12TH STREET.	4 Room Suites.	\$40 to \$55.	Elevator apartment; light rooms.	J. IRVING WALSH, 73 W. 11th St. or Supt.
THE SUMNER 31 WEST 11TH STREET.	4 and 5 Rooms and Baths.	\$85 and \$105.	Highest type fireproof elevator apartment house.	J. IRVING WALSH, 73 W. 11th St. or Supt.
45 WEST 11th ST.	4 Room Suites.	\$55 and \$75.	High class elevator apartment; mail chute, etc.	J. IRVING WALSH, 73 W. 11th St. or Supt.
125 W. 12th ST.	4 and 5 Rooms and Bath.	\$840 to \$1050.	New elevator apartment.	J. IRVING WALSH, 73 W. 11th St. or Supt.
115-135 West 16th St.	3, 4, 5, 6 Rooms.	\$600 to \$1200.	New elevator apartment.	J. IRVING WALSH, 73 W. 11th St. or Supt.

Wellesley

N.E. Corner Ave and 81st St
West End Ave and 81st St

VERY DESIRABLE GROUND FLOOR CORNER APARTMENT

9 or 10 Rooms with Southern and Western Exposure, all outside; very large, light and airy, with ample closet room. Electric light, refrigeration, laundry fuel and separate laundries included in rent.
IDEAL FOR PHYSICIAN.
Apply to Superintendent on Premises.

THE STRATFORD

1070 Madison Ave.
Cor. 81st
8-12 rooms, 2 and 3 baths
\$2,200-\$5,500
All outside rooms

Lorington

1 West 70th Street
Overlooking Park
10-12 rooms, 3 baths
\$3,600-\$5,500

320 W. 86th St.

Overlooking Hudson
12 rooms, 4 baths
\$6,500
All rooms large, light and sunny

PEASE & ELLIMAN

340 Madison Ave.
Telephone 6200 Murray/Hill

AVOID

The subway and elevated road. Live in the heart of New York.
335 West 14th St.
ELEVATOR APARTMENTS.
4-5-6 ROOMS
EXTRA LARGE ESPECIALLY WELL ARRANGED ABUNDANT CLOSET SPACE. BEAUTIFULLY DECORATED. CONVENIENTLY LOCATED.
RENTS \$40 TO \$60

2 & 3 ROOMS & BATH

100 Madison Ave., bet. 74th and 76th Sts.
High class furnished and unfurnished, non-keeping Apartment House. unusually large, light rooms, with open fireplace, and containing every modern improvement. Agent on premises.

Charming Bungalow at Lake Mahopac



Delightfully situated on beautifully wooded plot, overlooking the most beautiful lake in New York State, entirely secluded, giving the privacy so desired in a country home.
Bungalow has six large rooms and bath, living room with open fireplace, oak-paneled sleeping porch, breakfast room, etc. The bungalow is ideally complete in every respect, all improvements being already installed. Very satisfactory terms to responsible people.
Two very attractive Bungalows ready for immediate occupancy.
Further information and photos from LEO HIGG, 40 West 23d Street, Phone Madison Square 2956

MONTCLAIR

"The Mountain Park Town"
Reached by Lackawanna or Erie R. R.

FOR RENTAL

Modern house, 10 rooms and 2 baths, garage	Per Annum
Residence, 7 rooms, 3 baths, garage	\$1,200
Hillside Residence, 12 rooms, 3 baths, large plot, garage, chicken location	\$1,500
Central residence, 12 rooms, 3 baths, garage	\$2,400
Handsome mountain residence, 14 rooms, 5 baths, beautiful grounds, tennis court, garage	\$3,500

FOR SALE (Special)

An attractive residence on the hillside in one of the most exclusive sections, containing 12 rooms, 4 baths, billiard room, solarium, about 1 1/2 acres ground.
\$40,000

F. M. CRAWLEY & BROS.

Offices opp. Lackawanna Station, Montclair, N. J.